



Flat 1, 155 Lyndhurst Road, Worthing, BN11 2DG  
Guide Price £240,000

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A contemporary double bedroom, ground floor flat with private rear garden located in Worthing town centre. Briefly the accommodation comprises: entrance hall, bay fronted living room, kitchen/breakfast room, double bedroom, bathroom/wc. Externally there is a well maintained private rear garden. Lyndhurst Road is located within close proximity to local, shops, bars, hospital, seafront and amenities. The property is also near to popular bus routes and Worthing mainline Railway Station with connections to London and Brighton.

- Ground Floor Flat
- Private Rear Garden
- Recently Installed Kitchen
- Bathroom/wc
- Double Bedroom
- Bay Fronted Living Room
- Close to Local Shops, Hospital and Ammenties
- Worthing Town Centre
- Popular Bus Routes and Near to Railway
- 50/50 as and when maintenance split





### **Communal Entrance**

Secure door and hallway with private door to:

### **Entrance Hall**

Radiator. Double glazed door to rear garden. Central heating thermostat. Understairs storage cupboard with shelving and housing electrical consumer unit.

### **Living Room**

Double glazed bay window to front. Radiator. Picture rail. High skirting board.

### **Kitchen/Breakfast Room**

Square edge work surface having inset single drainer stainless steel sink with mixer tap and draining board. Four ring gas hob with stainless steel splash back and extractor cooker hood over. Fitted single fan oven and microwave. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for American

fridge freezer. Matching range of Matt white cupboards, drawers and eye level wall units. Breakfast bar with seating and cupboards below.

Radiator. Double glazed window having distant views of the South Downs. Wall mounted combination boiler supplying gas central heating and hot water.

### **Bedroom**

Double glazed window overlooking rear garden. Radiator. Two recessed wardrobes with shelving and hanging rail. Distant views of the South Downs.

### **Bathroom/wc**

White suite comprising panelled bath with mixer tap. Electric 'Aquatronic 2' shower unit. Pedestal wash hand basin with mixer tap. Close coupled WC. Radiator. Double glazed window.

### **Outside**

### **Rear Garden**

Outside tap. Area of paving for ease and maintenance. Brick wall surround. Access to rear garden via gate. Distant views of the South Downs.

### **Lease Information and Council Tax Band**

Length of lease: 115 years remaining  
Annual service charge: Split 50/50 as and when with the freeholder  
Service charge review period: TBC by vendor  
Annual ground rent: £50 per annum  
Ground rent review period: TBC by vendor

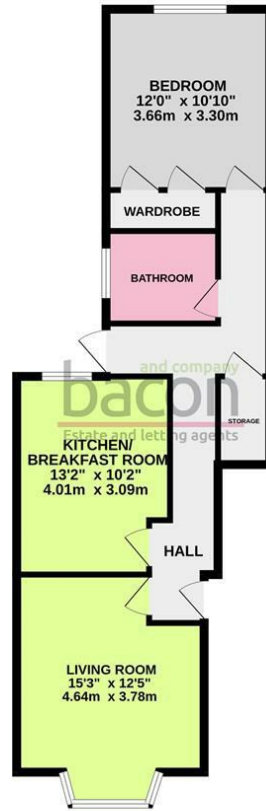
Council tax band: Band A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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